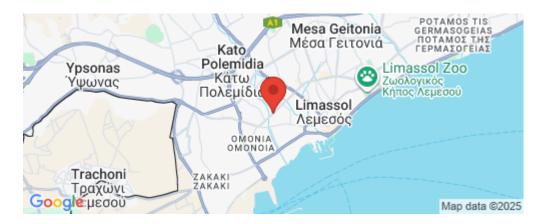


## 172m<sup>2</sup> Office for Sale in Nicosia - Agios Ioannis, Limassol District

An exclusive opportunity to acquire half a floor (172 m²) in a modern, under-development commercial building located on Makariou Avenue — one of Limassol's most prominent and high-traffic roads.



This ergonomic, high-spec space is purpose-designed for medical and professional use, making it ideal for clinics, private practices, diagnostic centers, or healthcare investors.

## Key Highlights:

- 172 m<sup>2</sup> of customizable office space
- Medical-use building (under study)
- Prime location with excellent visibility
- High-quality materials and finishes
- Ideal for doctors, labs, or rental investment
- Total...

Property Info		Plot / Area Info		Additional info	
Covered Area	172		Covered, Yes	Reference Number	8114
Floor Number	1	Parking			
Total Number of Floors	6			Property type	Office

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Amenities Location



**Location:** Nicosia - Agios Ioannis

Coordinates: **34.67714969465** / **33.022863855487** 

Region: **Limassol** 



Price: €750 000 + VAT

VAT for this property is €50,930 or €142,500. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT Excluded

Title transfer fee ~€26 600.00

Price per SQM €4 360.00/m²

Common expenses None

## **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy
License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

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## **Price change history**

€750 000 on Jul 29, 2025







